

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements—that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable: **Gayteway Business Park, Binding Site Plan**

2. Name of applicant: **Gayteway Business Park, LLC**

3. Address and phone number of applicant and contact person:

Applicant: Gayteway Business Park, LLC
P.O. Box 1727
Bellevue, WA 98009
Daniel Taylor; (206) 465-2491

Contact: Barghausen Consulting Engineers, Inc.
18215 72nd Ave. S.
Kent, WA 98032
Joel Howitt; (425) 251-6222

4. Date checklist prepared: May 6, 2019; Revised August 12, 2020; Revised July 26, 2021

5. Agency requesting checklist: **City of Arlington**

6. Proposed timing or schedule (including phasing, if applicable):

Construction: September 2021, Completion Spring 2022

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Future additions are not anticipated at this time beyond the proposed scope of the Binding Site Plan for the office, warehouse and industrial development.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **None**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. **None known.**

10. List any government approvals or permits that will be needed for your proposal, if known.

SEPA Environmental Determination, Binding Site Plan Approval, Site Development Permits and Building Permits

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal includes grading and earthwork for the building pad preparation of Buildings D, E, F, H, I, and J of the Gayteaway Buisiness Park. Specific building sizes and uses are not known at this time.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. **Located at 20015 67th Avenue NE, Arlington, 98223. NW1/4 & SW1/4 of Section 14, T31N, R5E, W.M.**

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site: **Flat**

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)? **50% for a small areas; the site include large flat sections with 2:1 sideslopes between building pads.**

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any

agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Site generally underlain by recessional outwash to the explored depths of 9 to 12 feet.

The native soils are classified as Everett very gravelly sandy loam, 0 to 8 percent slopes per the National Cooperative Soil Survey.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **None known.**
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Earthwork will be conducted for building pad preparation and to establish finished grades for site development. Total site area to be developed includes 34.08 acres. Earthwork quantities will include approximately 99,000 cubic yards of cut, 85,000 cubic yards of fill for a net cut amount of approximately 15,000 cubic yards. Additional stripping and organics earthwork will include approximately 157,000 cubic yards of cut.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **No. There are no significant steep slopes and the existing soils are stable.**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **We assume the final development will result in a 90% impervious area average.**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **Implement erosion and sediment control measures.**

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. **Minor discharges from warehouse, office and light industrial use.**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **No**

c. Proposed measures to reduce or control emissions or other impacts to air, if any: *Erosion control measures to reduce dust and impacts to air quality during construction, such as site watering and vehicle washes, will be used on site. Please refer to TESC plans prepared by Barhausen Consulting Engineers, Inc. for details.*

3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#)
- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. **No.**
 - 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. **No**

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. **None**

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **No**

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. **No**

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. **No**

b. Ground Water: [\[help\]](#)

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. **No**

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. **None**

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. **Surface water from the development will discharge to lot specific infiltration galleries.**

2) Could waste materials enter ground or surface waters? If so, generally describe. **Runoff treatment will be proposed to prevent pollutants from being discharged underground.**

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **No**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: **The proposed storm infiltration system will eliminate runoff discharges to the public storm system.**

4. **Plants** [\[help\]](#)

- a. Check the types of vegetation found on the site:

☐ deciduous tree: alder, maple, aspen, other
☒ evergreen tree: fir, **cedar**, pine, other
☐ shrubs
☒ grass
☐ pasture
☐ crop or grain
☐ Orchards, vineyards or other permanent crops.
☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
☐ water plants: water lily, eelgrass, milfoil, other
☐ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

Minor grass and shrub removal. Site is almost entirely gravel and pavement.

- c. List threatened and endangered species known to be on or near the site.

None known.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Landscaping will be designed and constructed as individual lots are developed and in accordance with City landscape codes.

- e. List all noxious weeds and invasive species known to be on or near the site.

None known.

5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. **None observed or known.**

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site. **None known.**

- c. Is the site part of a migration route? If so, explain. **No**

- d. Proposed measures to preserve or enhance wildlife, if any: **None.**

- e. List any invasive animal species known to be on or near the site. **None known.**

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. **Electric and Natural Gas.**
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **No**
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: **None**

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. **No**
- 1) Describe any known or possible contamination at the site from present or past uses. **None**
 - 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. **None known.**
 - 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. **None**
 - 4) Describe special emergency services that might be required. **None**
 - 5) Proposed measures to reduce or control environmental health hazards, if any: **None**

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **None**
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site **None**
- 3) Proposed measures to reduce or control noise impacts, if any: **None**

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. **Site is currently vacant.**
- No impacts to adjacent properties are anticipated.*

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? **No**

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: **No**

c. Describe any structures on the site. **All existing structures have been removed.**

d. Will any structures be demolished? If so, what? **All existing structures have been removed.**

e. What is the current zoning classification of the site? **GI – General Industrial**

f. What is the current comprehensive plan designation of the site? **Industrial**

g. If applicable, what is the current shoreline master program designation of the site? **Not Applicable.**

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. **No**

i. Approximately how many people would reside or work in the completed project? **Unknown**

j. Approximately how many people would the completed project displace? **None**

k. Proposed measures to avoid or reduce displacement impacts, if any: **None**

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **None**

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: **None**

9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **Zero**

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **None**

c. Proposed measures to reduce or control housing impacts, if any: **None**

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

No buildings are proposed as part of the Grading and Earthwork application.

- b. What views in the immediate vicinity would be altered or obstructed? **None**
- c. Proposed measures to reduce or control aesthetic impacts, if any: **None**

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **None**

- b. Could light or glare from the finished project be a safety hazard or interfere with views? **No**

- c. What existing off-site sources of light or glare may affect your proposal? **None**

- d. Proposed measures to reduce or control light and glare impacts, if any:

All proposed site lighting fixtures will be down shielded to prevent light spillover onto adjacent properties.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?

None

- b. Would the proposed project displace any existing recreational uses? If so, describe. **No**

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **None**

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe. **No**

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. **No**

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

None

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Applicant will attest to the Unanticipated Discovery of Cultural Resources and Human Skeletal Remains form if required.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Site has frontage along 67th Avenue NE. and 74th Avenue NE.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? **No bus transit along site frontage. Bus route 220/230 approximately 1100 feet north along 204th Street NE.**

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **Unknown**

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Right-of-way for a new internal roadway will be dedicated to provide a connection between 67th Ave. NE and Arlington Valley. Road. Refer to attached BSP for detailed location.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **No**

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Please refer to Traffic Impact Analysis prepared by Jake Traffic Engineering, dated May 9, 2019 for trip generation analysis.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. **No**

- h. Proposed measures to reduce or control transportation impacts, if any:

See Traffic Impact Analysis for proposed measures.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Minor increase in public services.

b. Proposed measures to reduce or control direct impacts on public services, if any. **None**

16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site:

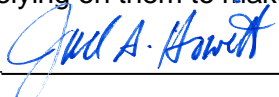
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

d. Describe the utilities that are proposed for the project, the utility providing the service,
and the general construction activities on the site or in the immediate vicinity which might
be needed.

Water: City of Arlington
Sewer: City of Arlington
Electric: Snohomish County PUD
Gas: Cascade Natural Gas
Telephone: Century Link
Refuse: Waste Management

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the
lead agency is relying on them to make its decision.

Signature:  _____

Name of signee Joel Howitt

Position and Agency/Organization Senior Planner, Barghausen Consulting Engrs. Inc.

Date Submitted: 8/12/2020